

State of California  
Department of Real Estate

# Real Estate Law

and regulations of the  
real estate commissioner  
with other pertinent excerpts

As of January 1, 2002



**GRAY DAVIS**  
*Governor*  
State of California

**MARIA CONTRERAS-SWEET**  
*Secretary*  
Business, Transportation & Housing Agency

**PAULA REDDISH ZINNEMANN**  
*Commissioner*  
Department of Real Estate



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**Real Estate Law and Subdivided Lands Law  
Regulations of the Real Estate Commissioner  
Portions of the Administrative Procedure Act  
Pertinent Excerpts from the California Codes**



# Department of Real Estate

**PAULA REDDISH ZINNEMANN**  
**Real Estate Commissioner**

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## Principal Office - Sacramento

2201 Broadway, P.O. Box 187000, Sacramento, CA 95818

Complaints/Consumer Information.....(916) 227-0864

### Licensing

Information/Renewals, Continuing Education .....(916) 227-0931

Broker Qualifications .....(916) 227-0899

Examination Scheduling.....(916) 227-0900

Mortgage Loan Advertising.....(916) 227-0770

Subdivisions, P.O. Box 187005, Sacramento, 95818-7005

Subdivisions Office (North) .....(916) 227-0813

Time-Shares, Undivided Interests, Out-of-State

Subdivisions and Subdivision Advertising (Only) .....(916) 227-0810

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## Fresno District Office

2550 Mariposa Mall, Suite 3070, Fresno, CA 93721-2273

Complaints/Consumer Information.....(559) 445-5009

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## Los Angeles District Office

320 W. 4th Street, Suite 350, Los Angeles, CA 90013-1105

Complaints/Consumer Information.....(213) 620-2072

Subdivisions Office (South).....(213) 576-6983

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## Oakland District Office

1515 Clay Street, Suite 702, Oakland, CA 94612-1402

Complaints/Consumer Information.....(510) 622-2552

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## San Diego District Office

1350 Front Street, Suite 3064, San Diego, CA 92101-3687

Complaints/Consumer Information.....(619) 525-4192

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## DRE Web Site

[www.dre.ca.gov](http://www.dre.ca.gov)

## **ALSO AVAILABLE FROM THE DEPARTMENT OF REAL ESTATE**

### **Real Estate Law CD ROM**

The CD ROM version of the law book includes automated bookmarks and enhanced search capabilities in a format compatible with Adobe Acrobat Reader.

\$20.00 plus tax

### **Reference Book - A Real Estate Guide**

This publication discusses practices common to real estate. It contains information concerning real estate licensing and examinations; legal, financial, and economic aspects of real estate; business opportunities; subdivisions; escrows; appraisals; and other subjects.

The *Reference Book* is considered by many to be a useful tool for the novice, the experienced, individuals preparing for license examination, and generally as a day-to-day guide in the broad field of real estate.

\$20.00 plus tax

### **Other Publications**

These publications are available at **[www.dre.ca.gov](http://www.dre.ca.gov)**:

- Real Estate Law Book
- Reference Book - A Real Estate Guide
- Instructions to License Applicants
- Real Estate Bulletin
- Mortgage Loan Bulletin
- Disclosures in Real Property Transactions
- Trust Funds
- Broker Compliance Evaluation Manual
- Frequently Asked Questions – Mortgage Loan Brokering in California
- Trust Deed Investments – What You Should Know!!
- Using the Services of a Mortgage Broker
- Living in a California Common Interest Development
- A Guide for Residents Purchasing their Mobilehome Park
- Reverse Mortgages – Is One Right for You?
- A Consumer Guide to Filing Real Estate Complaints
- Publications Request Form

## LAW BOOK ARRANGEMENT

At first, the format of this book may seem unusual. In addition to containing the Real Estate Law, Subdivided Lands Law and Regulations of the Real Estate Commissioner, the book includes other portions of law with which real estate practitioners should be familiar. For ease of use, the book is divided into four major parts:

- Part One      Real Estate Law and Subdivided Lands Law**  
*Business and Professions Code Sections 10000 through 11200*
- Part Two      Regulations of the Real Estate Commissioner**  
*Title 10 of the California Code of Regulations*
- Part Three    Administrative Procedure Act**  
*Government Code Sections 11503 through 11528*
- Part Four    Pertinent Excerpts from the California Codes**  
*Various Other Code Sections Applicable to Real Estate  
Including Additional Sections of the Business and Professions  
Code and Government Code*

A General Table of Contents is provided in the following pages. Additionally, each part contains an introduction and/or table of contents with helpful information.

For those who may require enhanced search capability, the law book is available on CD ROM and at [www.dre.ca.gov](http://www.dre.ca.gov) in a format compatible with Adobe Acrobat Reader.